



PROPOSED SECTION (REAR TO FRONT)

EXISTING HEATING SYSTEM TO BE EXTENDED INTO LOFT.  
RADIATORS TO BE FITTED WITH THERMOSTATIC RELEASE VALVES.

NO TIMBER TO BE WITHIN 50MM OF CHIMNEYS.  
DOUBLE FLOOR JOISTS UNDER PARALLEL PARTITIONS.  
FLITCH BEAMS TO BE BOLTED @ 600MM STAGGERED CENTRES, DOUBLE BOLTED AT BEARING ENDS WITH M12 BOLTS AND SQUARE PLATE WASHERS.  
ALL STRUCTURAL SOFTWOOD SPECIFIED FOR DRY APPLICATIONS (RAFTERS, JOISTS AND STUDWORK ETC) MUST BE STRESS GRADED WHEN DRY AND INCLUDE THE GRADING MARK "DRY" OR "KD".

THE NEW FLOOR REQUIRES A MINIMUM OF 100MM QUILT INSULATION (MINIMUM DENSITY OF 10KG/M3 QUILT TO BE USED) SUSPENDED ON CHICKEN WIRE STAPLED IN BETWEEN FLOOR JOISTS.  
NEW STUD PARTITIONING TO HAVE MINIMUM OF 10KG/M3 PLASTERBOARD TOGETHER WITH MINIMUM 50MM QUILT INSULATION BETWEEN STUDS (MINIMUM DENSITY OF 10KG/M3 QUILT TO BE USED).

EXISTING JOISTS AND TRIMMERS TO FIRST FLOOR TO BE VERIFIED ON SITE FOR ADEQUACY TO CARRY ADDITIONAL LOADS.  
ESCAPE ROUTE AND CIRCULATION AREAS (INCLUDING STAIRCASES) TO BE CONSTRUCTED TO AT LEAST ½ HOUR FIRE RESISTANCE.  
WALLS TO BE SOLID OR IF STUDWORK, 2 LAYERS OF 12.5MM PLASTERBOARD TO BE PROVIDED OR VERIFIED ON SITE. LANDING TO BE OVERLAID WITH HARDBOARD IF NECESSARY. ANY GLAZING TO BE ½ HOUR FIRE RESISTANT.



12 Swift Avenue, Finberry,  
Ashford, Kent, TN25 7GD.  
07872 995076.  
theloftdesignstudio@outlook.com

Name:

Address:  
22 PELHAM ROAD, BECKENHAM, BR3 4SG.

Project: LOFT CONVERSION WITH REAR DORMERS AND VELUX WINDOWS TO FRONT ELEVATION

Date:  
29/12/23

Drawn By:  
MB

Plan No:  
1618/10

